

## WICHITA HISTORIC PRESERVATION BOARD MINUTES

14 June 2004

FIRE FIGHTERS MUSEUM – ENGINE HOUSE No. 6, 1300 S. BROADWAY, WICHITA, KANSAS  
3:00 P.M.

The regular meeting of the Historic Preservation Board was held Monday, June 14th, 2004 at 3:00 P.M. at The Fire Fighters' Museum, Engine House No. 6, 1300 S. Broadway, Wichita, Kansas.

### ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present : George Platt (Chair)  
Paul Cavanaugh  
Randal Steiner  
Claire Willenberg  
Kim Edgington, in at 3:20pm

Members Absent : Mim Hiesterman  
William Deer

Staff Present : Kathy Morgan, Senior Planner, Historic Preservation, MAPD  
Jeanne L. de Grasse, Planning Analyst  
Michelle Enke, City Historian  
Bob Puckett, ex-officio

### ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

**Motion #1:** Motion was made by Willenberg, seconded by Cavanaugh, to add HPC2004-00092, -00093, and 1543 N Park Place. Motion carried unanimously (4-0).

### ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Kathy Morgan reported the loan balances as of 05/10/2004

Revolving Loan Fund – Residential	\$ 96,714.87
Revolving Loan Fund – Commercial	\$ 00.00
Deferred Loan Fund – Residential	\$ 86,000.00

### ITEM NO. 4 CORRESPONDENCE

There is funding available through the National Trust for those who would like to attend certain conferences and meetings. The National Trust Conference is in September of this year. Board members who wish to apply for funding to attend need to notify Kathy Morgan as soon as possible so the required paperwork can be completed.

### ITEM NO. 5 APPROVAL OF MINUTES FROM THE 8 MARCH 2004 BOARD MEETING

**Motion #2:** Motion was made by Cavanaugh, seconded by Steiner, to approve the minutes from the **10 May 2004 regular meeting**. Motion carried unanimously (4-0).

**Motion #3:** Motion was made by Steiner, seconded by Cavanaugh, to approve the minutes from the **special meeting on 26 May 2004**. Motion carried unanimously (4-0).

### ITEM NO. 6 OLD BUSINESS

- MAJOR:** (HPC2004-00063) Kansas Firefighters' Museum – Engine House #6  
**APPLICANT:** John Coslett  
**FOR:** 1300 S Broadway

Applicant proposes to build a two-story addition onto the existing museum structure – 125' x 50', materials to match original. Patrick Zollner of the SHPO will meet with the HPB and the applicants to discuss design considerations.

**Motion #3:** Motion was made by Cavanaugh, seconded by Steiner, to address HPC2004-00063 after Item #8. Motion carried unanimously (4-0).

**ITEM NO. 7      CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

1.      **MINOR:**            (HPC2004-00064) Environs, Sternberg House  
         **APPLICANT:**    Juan A Garcia  
         **FOR:**             1136 N Waco

Applicant proposes to build a 22' x 30' 2 car garage.

2.      **MINOR:**            (HPC2004-00065) Environs, Case International Harvester Building & Warehouse and  
         Jobbers Historic District  
         **APPLICANT:**    Associated Advertising  
         **FOR:**             330 N Mead, Suite 200

Applicant proposes to install a double-sided projecting sign with neon tubing logo and white vinyl lettering.

3.      **MINOR:**            (HPC2004-00066) Warehouse and Jobbers Historic District  
         **APPLICANT:**    Byron Fick  
         **FOR:**             111 N Mosley

Applicant proposes to install a wall-mounted 2' x 25' sign with exposed neon tube lettering.

4.      **MINOR:**            (HPC2004-00067) Environs, Senator Chester Long House  
         **APPLICANT:**    Louis Confessori  
         **FOR:**             333 N Vassar

Applicant proposes to do repair work to brick porch columns.

5.      **MINOR:**            (HPC2004-00069) Environs, Hillside Cottage  
         **APPLICANT:**    Bruce Clement  
         **FOR:**             210 S Vassar

Applicant proposes to tear off existing shingles, re-deck and re-roof with composition shingles.

6.      **MINOR:**            (HPC2004-00070) Environs, Back Bay Apartments  
         **APPLICANT:**    Gipson Paving  
         **FOR:**             840 N Wichita St

Applicant proposes to build a concrete wheelchair ramp to access front doors.

7.      **MINOR:**            (HPC2004-00072) Environs, Allen-Lambe House  
         **APPLICANT:**    E H Henry Company  
         **FOR:**             220 N Yale

Applicant proposes to re-roof house with GAF composition shingles under warranty.

8.      **MINOR:**            (HPC2004-00073) Environs, Stackman Court Apts and Riverside Cottage  
         **APPLICANT:**    Michael K Burdine  
         **FOR:**             1219 Franklin

Applicant proposes to install a basement under an existing house, not to exceed footprint of house, no exterior changes to house.

9.      **MINOR:**            (HPC2004-00074) Environs, Edward Michael Kelley House

**APPLICANT:** King's Pawn Shop  
**FOR:** 1712 N Broadway

Applicant proposes to refurbish existing pole sign removing lower existing marquee sign and install electronic LED message sign.

10. **MINOR:** (HPC2004-00075) Warehouse and Jobbers Historic District  
**APPLICANT:** Luminous Neon, Inc – Judy Manka  
**FOR:** 830 E 1<sup>st</sup> Hotel at Old Town

Applicant proposes to install a wall-mounted 4' x 8' sign with exposed neon lettering for the Hotel at Old Town Conference Center.

11. **MINOR:** (HPC2004-00077) Environs, Judge Wall House  
**APPLICANT:** Larry Schulte / High Plains Contractors  
**FOR:** 522 N St Francis

Applicant proposes to infill overhead door opening with concrete block, relocate front door opening, fill in old opening with brick, and re-use existing awning.

12. **MINOR:** (HPC2004-00078) Environs, Sternberg House  
**APPLICANT:** All States Exteriors  
**FOR:** 1115 N Fairview

Applicant proposes to cover existing siding with vinyl siding and wrapping trim with a contrasting aluminum covering.

13. **MINOR:** (HPC2004-00079) Environs, Bitting Historic District  
**APPLICANT:** City of Wichita  
**FOR:** 801 W 10<sup>th</sup> St / Park Villa

Applicant proposes to repair clay tile roofing, re-using original where possible.

14. **MINOR:** (HPC2004-00080) Environs, Topeka/Emporia Historic District  
**APPLICANT:** Schrader Bros & Assoc Construction  
**FOR:** 205 N St Francis

Applicant proposes to repair interior damage due to fire.

15. **MINOR:** (HPC2004-00081) Warehouse and Jobbers Historic District  
**APPLICANT:** Randal Steiner  
**FOR:** 139 N Mead

Applicant proposes to add an accessible ramp, wood with metal rails, to the south face of the building.

16. **MINOR:** (HPC2004-00082) Warehouse and Jobbers Historic District  
**APPLICANT:** Don Schneider / Luminous Neon, Inc  
**FOR:** 835 E 1<sup>st</sup> St

Applicant proposes to install a 20" x 24" ATM sign with neon – attached to wood walls and extending out past brick columns.

17. **MINOR:** (HPC2004-00084) Environs, Riverview Apartments  
**APPLICANT:** TriMark Signs  
**FOR:** 825 N Waco

Applicant proposes a face change on an existing sign, replacing vinyl with vinyl.

18. **MINOR:** (HPC2004-00085) Environs, Riverside Cottage  
**APPLICANT:** Dee Hodges  
**FOR:** 835 N Spaulding Ave

Applicant proposes to construct a new one-car garage. There is no pre-existing garage.

19. **MINOR:** (HPC2004-00086) Environs, Campbell Castle  
**APPLICANT:** Michael Gatschet, Heartland Home Improvements  
**FOR:** 1149 N Coolidge

Applicant proposes to remodel attic to into bedroom, installing a skylight in roof.

20. **MINOR:** (HPC2004-00088) Park Place/Fairview Historic District  
**APPLICANT:** Aaron Fowler  
**FOR:** 1440 N Park Place

Applicant proposes to repair and replace porch decking with matching materials.

**Motion #4:** Motion was made by Cavanaugh, seconded by Steiner, to receive and file HPC2004 - 63, -64, -65, -66, -67, -69, -70, -72, -73, -74, -75, -77, -78, -79, -80, -81, 82, -84, -85, -86, and -88. Motion carried unanimously (4-0).

21. **MAJOR:** (HPC2004-00076) Environs, Engine House #6  
**APPLICANT:** David M McGuire  
**FOR:** 1315 S Emporia

Applicant proposes demolition of structures on property.

**Motion #5:** Motion was made by Cavanaugh, seconded by Steiner, that the demolition of the structure does encroach, damage, and destroy the environs of Engine House #6, and so demolition application is denied. Motion carried unanimously (5-0).

22. **MAJOR:** (HPC2004-00083) Environs, Topeka/Emporia Historic District  
**APPLICANT:** Jerry Miller  
**FOR:** 1141 N St Francis

Applicant proposes to demolish fire-damaged house.

**Motion #6:** Motion was made by Willenberg, seconded by Cavanaugh, to defer demolition until the July 12, 2004, to allow the property owner to secure and maintain the property until it can be sold. OCI will be notified of the action and asked for support. Motion carried unanimously (5-0).

23. **MAJOR:** (HPC2004-00087) Environs, Ark Valley Lodge, Old Sedgwick County Courthouse  
**APPLICANT:** Michael Grier / EBY Construction  
**FOR:** 640 N Main

Applicant proposes to demolish brick building and create surface parking.

**Motion #7:** Motion was made by Cavanaugh, seconded by Willenberg, that the proposed demolition does encroach, damage, and destroy the environs of the Ark Valley Lodge and the Old Sedgwick County Courthouse Motion carried unanimously (5-0). Michelle Enke, City Historian, presented research notes on the history of the building and the Teitzel-Jones-Dehner Boot company. The significance of the company's history in Wichita, as well as the architecture of the building, make it eligible for historic listing in its own right.

24. **MAJOR:** (HPC2004-00089) Environs, Edward Michael Kelley House  
**APPLICANT:** T & K Real Estate Inc

**FOR:** 1770 N Broadway

Applicant proposes to build a 50' x 170' retail multi-tenant building to share the lot with an existing brick building. Existing metal outbuildings will be removed to clear space.

**Motion #8:** Motion was made by Edgington, seconded by Willenberg, that the proposed demolition and new construction does not encroach, damage, and destroy the environs of the Edward Michael Kelley House. Motion carried unanimously (5-0)

25. **MAJOR:** (HPC2004-00092) Topeka/Emporia Historic District  
**APPLICANT:** Sean Brennan  
**FOR:** 1359 N Emporia

Applicant proposes to remove modern replacement windows in garage and install windows and a false door to create appearance of a carriage house.

**Motion #9:** Motion was made by Cavanaugh, seconded by Willenberg, to approve project as presented. Motion carried unanimously (5-0)

26. **MAJOR:** (HPC2004-00093) Environs, Campbell Castle  
**APPLICANT:** Holland Siding Company  
**FOR:** 1121 N Woodrow Ave

Applicant proposes remove existing asbestos shingle siding and replace with vinyl siding mimicking horizontal clapboards with 3" lap profile. Window trim will be wrapped separately.

**Motion #10:** Motion was made by Steiner, seconded by Edgington, that the siding project does not encroach, damage, or destroy the environs of the Campbell Castle. Motion carried unanimously (5-0)

#### **ITEM NO. 8 MISCELLANEOUS MATTERS**

1. 1543 N Park Place : potential buyer requested a ruling on removal of an add-on porch on west side of house due to mold issues. Board reviewed projected work on rear porch.

**Motion #11:** Motion was made by Edgington, seconded by Willenberg, that the addition could be removed without damage to the historic integrity of the main structure. Motion carried unanimously (5-0)

#### **Returned to Item No. 6 Old Business**

**MAJOR:** (HPC2004-00063) Kansas Firefighters' Museum – Engine House #6  
**APPLICANT:** John Coslett  
**FOR:** 1300 S Broadway

Applicant proposes to build a two-story addition onto the existing museum structure – 125' x 50', materials to match original. Patrick Zollner of the SHPO will meet with the HPB and the applicants to discuss design considerations.

After discussion and a tour of the Museum, Patrick Zollner agreed to draft a letter outlining the suggestions of the SHPO for an addition with connector. Copies will be sent to the Museum, the Historic Preservation Board, and the Historic Preservation Office. Receipt of the letter will be noted on the July 2004 HPB agenda and copies will be included in the Board Members' packets.

2. George Platt and Randal Steiner attended a meeting to discuss the restoration of the Old Sedgwick County Courthouse and the rebuilding of the Clock Tower. There is strong support among the County Commissioners to restore the Courthouse and Clock Tower. A firm from Texas provided consultation. Michelle Enke offered to research available photographs for images of the Clock Tower. There will be future meetings on the subject before final decisions are made and contractors sought.

Kim Edgington will not be attending the August 2004 HPB meeting.  
George Platt will not be attending the July and the September 2004 HPB meetings.

**ITEM NO. 9      ADJOURNMENT**

**Motion #9:**      Motion by Platt, seconded by Willenberg, to adjourn the meeting. Motion carried unanimously (4-0).

**Meeting was adjourned at 4:57pm.**